

ZONING AND BUILDING AGENDA

DECEMBER 18, 2001

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 243645 DOCKET #7151 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. SU-21-14; Z01060). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a SPECIAL USE in the R-6 General Residence District (if granted under companion MA-21-05) for a Planned Unit Development as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes in Section 29 of Northfield Township. Property consists of ±10 acres; located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development as amend for sixty-six (66) ~~seventy-four (74)~~ townhomes.
- 243646 DOCKET #7150 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. MA-21-05; Z01059). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a MAP AMENDMENT in the R-3 Single Family Residence District to the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-21-14) for sixty-six (66) as amended ~~seventy-four (74)~~ townhomes in Section 29 of Northfield Township. Property consists of ±10 acres located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development for sixty-six (66) as amended ~~seventy-four (74)~~ townhomes.

RECOMMENDATIONS: Based upon the foregoing findings, the Zoning Board of Appeals hereby recommends to the Board of County Commissioners that application docket number 7150 be granted for a map amendment to rezone the subject property, commonly known as 1850 and 3520 Landwehr Road, from the R-3 Single Family Residence District to the R-6 General Residence District; and, that companion application docket number 7151 be granted for the location and establishment upon the subject property of the proposed Linden Tree Residential Planned Unit Development as a special use, for the development of 66 units, as amended, subject to regulation by Section 9.4 of the Cook County Zoning Ordinance.

A petition in opposition signed by approximately six-hundred (600) residents of Glenview and Northfield Township protesting the proposed map amendment and special use was received by the Zoning Board of Appeals. The Village of Glenview filed a resolution of objection.

243647 DOCKET #7152 - MOHAMMAD REZA BASTANIPOUR, Owner, 737 North Western Avenue, Chicago, Illinois 60612, Application (No. MA-21-06; Z01061). Submitted by Barry Ash, Ash, Anos, Freedman & Logan, 77 West Washington Street, Suite 1211, Chicago, Illinois 60602. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the C-6 Automotive Service District for used car sales in Section 29 of Leyden Township. Property consists of 0.35 of an acre on the southwest corner at Diversey Avenue and Mannheim Road. Intended use: Used car sales. **RECOMMENDATION: The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the proposed amendment be granted in accord with our findings and recommendations presented herewith.**

The Zoning Board of Appeals received a letter of concern from the Township Supervisor regarding safety and traffic of prospective buyers "test driving" vehicles.

244099 DOCKET #7159 & 7160 - VINCENZO D'ADDOSIO, Owner, 4935 North Harold Street, Schiller Park, Illinois, 60176, Application (No. SU-21-15; Z01067). Submitted by Barry Ash, Ash, Anos, Freedman & Logan, L.L.C., 77 West Washington Boulevard, Suite 1211, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for a night watchman's residence and a Variation to reduce the front yard setback from required 30 feet to 3 feet for (existing detached garage, and reduce distance between principal and accessory structures from required 10 feet to 8 feet in the C-4 General Commercial District building see companion V-21-47) in Section 29 of Leyden Township. Property consists of approximately .21 of an acre located on the north side of Schubert Avenue approximately 139.6 feet west of Mannheim Road in Leyden Township. Intended use: The property is improved with a single frame residence, a frame garage and gravel drives. The use of the property is to be a residential home and the garage is to be used for the storage of commercial trucks. **RECOMMENDATION: The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the Special Use for Unique Use for a night watchman's residence in the C-4 General Commercial District be granted with the conditions as set forth. If the Special Use for Unique Use is granted by the County Board of Commissioners, this Board shall consider these findings a grant of the requested Variation. If the foregoing is granted, all the pertinent records, maps and Comprehensive Plan shall be changed.**

* The next regularly scheduled meeting is presently set for Tuesday, January 8, 2002.